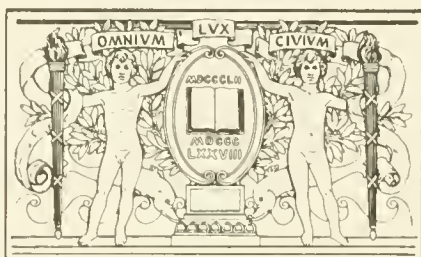


BRITISH MUSEUM
Natural History

BRA
2206



BOSTON
PUBLIC
LIBRARY

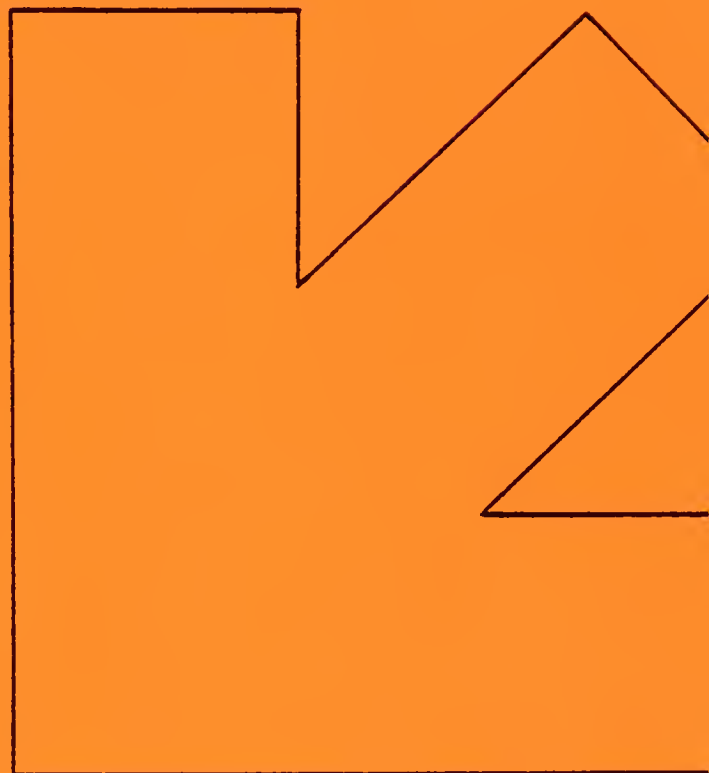


NEIGHBORHOOD STRATEGY AREAS PROGRAM



CITY OF BOSTON/Kevin H. White, Mayor

4
1/13/80
1/13/80



Franklin Field

A Boston Plan Area

TABLE OF CONTENTS

I. OVERVIEW

EXECUTIVE SUMMARY

ADMINISTRATIVE STRUCTURE FOR NSA PROGRAM

SECTION 8 REQUEST

SCHEDULE FOR SUBMISSION OF PROPOSALS

ELIGIBILITY OF AREAS SELECTED

II. NEIGHBORHOOD PROPOSAL

PROPOSAL

MAPS

100-116

RA

78/71

100-116

100-116

July 5, 1978

TO WHOM IT MAY CONCERN:

Enclosed are two (2) copies of each "Neighborhood Strategy Areas Program" booklet. These are an application for federal housing funds under the Section 8 Program, administered by the Department of Housing and Urban Development.

A. EXECUTIVE SUMMARY

Boston's Section 8 Neighborhood Strategy Areas Program reinforces a basic City housing policy of rehabilitation and neighborhood preservation. The areas selected for this HUD Demonstration Program are themselves "demonstration" neighborhoods for the City: they are in the Boston Plan, and are among the "Targeted Investment Areas" under the Neighborhood Improvement Program, funded by the Community Development Block Grant and the City's capital budget.

Boston's Neighborhood Strategy Areas Program is a deliverable program. The five neighborhoods selected are a manageable size, and the revitalization strategies are on a scale appropriate to need. Programs for each area have been developed mindful of both the benefits and pitfalls of concentrating resources into a neighborhood. The five proposals focus the Section 8 resources on those structures whose rehabilitation is critical to revitalization.

Below is a summary of the areas selected:

1. The Sav-More neighborhood in Roxbury, the first phase of the Boston Plan for Blue Hill Avenue: The City's Urban Development Action Grant for Blue Hill Avenue, currently under review at HUD, includes a package of housing rehabilitation and homeownership programs for Sav-More. The strategy is to use the Section 8 Program for substantial rehabilitation of the visible, vacant multi-unit structures in the area. Rehabilitation of these buildings will encourage and help to secure other investments made by property owners committed to the neighborhood, and will provide additional housing opportunities and choices. The Section 8 Program will be implemented in two phases, consistent with other programmed investment.
2. A Franklin Field neighborhood, part of the second phase of the Boston Plan for Blue Hill Avenue: This neighborhood includes a Targeted Investment Area under the Neighborhood Improvement Program and recreational areas for which private investments are underway. The strategy is to rehabilitate vacant structures and a surplus school on Blue Hill Avenue which have a negative effect on the adjacent, strong residential neighborhoods. The vacant buildings on the Avenue, visible to those who live in and pass through the corridor, are a symbol of disinvestment. Their improvement will demonstrate that positive change is underway.

3. Cleary Square in Hyde Park, a focus of revitalization efforts under the Hyde Park Boston Plan and the Neighborhood Improvement Program: Hyde Park is a district which has been "losing ground" over the last few years. Historically, a middle-class area of well-kept single family homes with a mostly white population, its racial composition and age levels have shifted significantly in the last 5 years. Public investments have been designed both to improve the physical character of the residential and business district areas and to build the confidence of property owners in the future of Hyde Park. The strategy is to provide badly-needed elderly housing, in a central location near services and shopping, to complement the ongoing investments.
4. A neighborhood in Dorchester, which is a Targeted Investment area under the Neighborhood Improvement Program: The housing stock in this neighborhood is primarily owner-occupied, 1-4 unit, unsubsidized structures. The strategy is to hold this basically sound area by using the Section 8 Program to rehabilitate a limited number of vacant masonry buildings. In addition, the City will initiate a pilot Investor-Owner Rebate Program, for rehabilitation of other rental properties in fair to good condition.
5. Chinatown and Leather District, adjacent to the newly-funded Lafayette Place Action Grant under the City's Boston Plan for Downtown: This area, already subject to development pressures from institutional and commercial interests, could become a target for speculation as a result of interest generated by the UDAG development. The strategy is to provide additional housing units to those currently living in the area in overcrowded and substandard conditions; and to save structurally sound and architecturally significant brick structures which are currently underutilized.

B. ADMINISTRATIVE STRUCTURE

The City's Office of Housing, Development and Construction will have primary responsibility for implementation of the Neighborhood Strategy Areas Program.

Implementation can be broken down into several components:

1. Technical assistance to interested property owners;
2. Review of specific proposals for Section 8;
3. Coordination with MHFA and HUD;
4. Implementation of the Neighborhood Strategy;
5. Relocation.

1. Technical Assistance to Interested Property Owners

Upon HUD approval of designation of Neighborhood Strategy Areas, the City will solicit proposals from interested property owners consistent with Section 881.305(a) of the Regulations. All requests for information and assistance will come to the Office of Housing, Development and Construction.

In accordance with Section 881.305(b) and (c) of the Regulations, the Office of Housing, Development and Construction will provide basic information concerning the special procedures for NSA, including:

- a. A copy of NSA Regulations;
- b. Where Minimum Design Standards for Rehabilitation of Residential Properties or HUD Minimum Property Standards or other applicable standards and regulations may be found;
- c. Requirements and information necessary to enable interested property owners to participate; and
- d. Information about how to obtain financing, mortgage insurance and other assistance available under the Neighborhood Revitalization Plan for the area.
- e. Assistance in the preparation of proposals, to the extent necessary to assure adequate

owner interest and viable proposals.

Staff of the Office of Housing, Development and Construction is knowledgeable about the Section 8 Program, preparation of applications, and HUD processing. In addition, staff will attend HUD Training Sessions later this summer.

2. Review of Specific Proposals

Proposals for Section 8 NSA units will be submitted to the Office of Housing, Development and Construction for review. This Office will solicit comments from the following departments:

- a. Mayor's Office of Public Service (Little City Halls), for community input.
- b. Office of Program Development and Boston Redevelopment Authority, for consistency with neighborhood strategy.
- c. Boston Redevelopment Authority, for financial feasibility and relocation.
- d. Public Facilities Department or Real Property, for City-owned structures.

The Office of Housing, Development and Construction will review the proposals for consistency with the NSA application and the adopted Housing Assistance Plan.

Proposals which are acceptable to the City, according to its review criteria, and which request state financing will be forwarded to MHFA with the City's comments, for review and processing in accordance with MHFA procedures.

Applications will be forwarded by MHFA to HUD for approval, in accordance with HUD Regulations and MHFA procedures. Whenever possible we urge that agency reviews occur simultaneously.

3. Coordination with MHFA and HUD

Coordination with MHFA and HUD will be handled through the Office of Housing, Development and Construction. It is anticipated that such coordination will be ongoing throughout implementation of the NSA Program.

4. Implementation of the Neighborhood Strategy

City departments and offices are structured to enable the City to plan and respond to neighborhood issues and concerns; and to deliver services in a manner responsive to the needs of the community. Short and long range planning at the neighborhood level are carried out by the Mayor's Office of Program Development and the Boston Redevelopment Authority District Planning Staff. Little City Halls across the City provide access to "City Hall," respond to neighborhood concerns, and generally function as the City's point of communication with residents. Citizen participation efforts are carried out through the Little City Halls.

Neighborhood Cabinets have been established, to improve delivery of City services. Staff of line departments* who work in the field are assigned to the Cabinets, chaired by the Little City Hall Managers. The Cabinet is a forum for coordinating delivery of services and surfacing problems.

Housing rehabilitation programs operate out of site offices. Trained Rehabilitation and Finance Specialists are in the offices to provide technical assistance and to check on repairs.

In sum, the City has established a decentralized system of service delivery for the neighborhoods, to ensure maximum ability to respond to the needs of the communities being served. In addition, there is centralized control and coordination through the Neighborhood Development Council.

The Office of Housing, Development and Construction, as the coordinating office for the Neighborhood Strategy Areas Program, is the office to contact concerning implementation of the various phases of the neighborhood revitalization plans.

5. Relocation

The Boston Redevelopment Authority's Office of Relocation will have primary responsibility for providing relocation assistance, if any should be needed. At the present time, no relocation is anticipated.

*Departments such as the Housing Inspection, Parks and Recreation, and Public Works Departments, representatives from Youth Activities Commission.

Consistent with Section 881.303 (d)(7), services will be provided to ensure that minorities, female heads of households, and low income families have the opportunity to take advantage of housing choices outside the areas of minority concentration and low income areas containing an undue concentration of persons receiving housing assistance.

C. SECTION 8 REQUEST

| <u>NEIGHBORHOOD STRATEGY AREA</u> | <u>SECTION 8 UNITS</u> | <u>UNIT TYPE</u> | <u>STRUCTURE TYPE</u> | <u>BEDROOM SIZE</u> |
|---------------------------------------|--|--------------------------------------|--------------------------------------|------------------------------|
| 1. Roxbury/ Sav-More | 60 HFDA 10 HFDA <u>80</u> HFDA | elderly family } family } | elevator semidetached walkup | 1-br 1-br 2-br |
| Total: | 150 HFDA 20 CITY | family | semidetached walkup | 2-br - |
| 2. Franklin Field | 24 HFDA <u>54</u> HFDA | elderly family | elevator semidetached walkup | 1-br 2-br |
| Total: | 78 HFDA | | | |
| 3. Chinatown | 65 HFDA 55 HFDA 30 HFDA <u>5</u> HFDA | family family family family | walkup walkup walkup walkup | 1-br 2-br 3-br 4-br |
| Total: | 155 HFDA | | | |
| 4. Hyde Park* | 100 HFDA | elderly | elevator | 1-br |
| 5. Dorchester | 40 HFDA 12 HFDA <u>36</u> HFDA | elderly family family | elevator semidetached walkup | 1-br 2-br 3-br |
| Total: | 88 HFDA | | | |

*New construction units

CITY WIDE SUMMARY

| <u>UNIT TYPE</u> | <u>NUMBER</u> | <u>PERCENTAGE</u> |
|------------------|---------------|-------------------|
| Elderly | 224 | 38% |
| Small Family | 296 | 50% |
| Large Family | 71 | 12% |
| Total | <hr/> 591 | <hr/> 100% |

D. SCHEDULE FOR SUBMISSION OF PROPOSALS

| <u>TASK</u> | <u>DAY</u> |
|---|------------------|
| 1. City notification of NSA's and solicitation of proposals . | 1 |
| 2. Proposals submitted to the City, by neighborhood: | |
| a. Sav-More Phase I | 30 |
| b. Sav-More Phase II | 30 |
| c. Franklin Field | 35 |
| d. Dorchester | 35 |
| e. Chinatown | 45 |
| f. Hyde Park | 60 |
| g. Sav-More - City units | to be determined |
| 3. City review of proposals, to be completed within 30 days. Proposals submitted to MHFA/HUD as appropriate. | |
| a. Sav-More Phase I | 60 |
| b. Sav-More Phase II | 60 |
| c. Franklin Field | 65 |
| d. Dorchester | 70 |
| e. Chinatown | 75 |
| f. Hyde Park | 90 |
| 4. MHFA review of proposals requesting state financing (60-day review period is assumed). Submission of proposals to HUD by MHFA: | |
| a. Sav-More Phase I | 120 |
| b. Sav-More Phase II | 120 |
| c. Franklin Field | 125 |
| d. Dorchester | 130 |
| e. Chinatown | 135 |
| f. Hyde Park | 150 |

All proposals requesting FHA insurance will be submitted to HUD following review by the City.

City notification of NSAs will be published within two weeks of notification by HUD of areas selected.

E. ELIGIBILITY OF AREAS SELECTED

The proposed Neighborhood Strategy Areas are residential areas in which concentrated public and private investments are being, and will continue to be, carried out in a coordinated manner to achieve neighborhood revitalization. Sections IV and V of each proposal (Neighborhood Revitalization Plan and Housing Revitalization Plan) describe activities underway and planned.

The proposed Neighborhood Strategy Areas are of manageable size and condition, such that revitalization can be achieved. Revitalization plans have been developed on a scale consistent with each area's needs.

Community development and capital budget funds will continue to be targeted to the Neighborhood Strategy Areas under the City's Neighborhood Improvement Program. As in most communities, planning and programming of these funds are carried out on an annual basis. Therefore, the specific activities and funding levels for future years' programs can only be estimated.

In addition, there are several housing programs whose funds may be "targeted" to Neighborhood Strategy Areas, including: State Section 707 Rental Assistance funds, mortgage assistance under the Massachusetts Home Mortgage Finance Agency, rehabilitation funds under the federal Section 312 Loan Program. The City will be exploring the feasibility and advisability of using these programs in the Neighborhood Strategy Areas, over and above existing levels of activity.

Programs for these five "demonstration" neighborhoods will be developed and implemented on an ongoing basis over the next five years. Future investments will be designed to respond to the changing needs and character of each area. The City's policy is to strike a balance; to concentrate resources as a catalyst for revitalization, but to program resources throughout the City, to retain the fabric of the larger community.

FRANKLIN FIELD

FRANKLIN FIELD

I. INTRODUCTION

The proposed Neighborhood Strategy Area in Franklin Field is located on Blue Hill Avenue near the Franklin Field Tennis Center and Franklin Park. The area includes a sound residential neighborhood which is a Targeted Investment Area under the Neighborhood Improvement Program, and is adjacent to a public housing project for which State Pilot Modernization funds have been requested for major capital and management improvements. The proposed Neighborhood Strategy Area is within Phase II of the City's Boston Plan for Blue Hill Avenue.

The City's strategy is to use the Section 8 program for rehabilitation of vacant, boarded structures on Blue Hill Avenue and conversion of a surplus school which has been vacated. Rehabilitation of these structures will help to stabilize and upgrade the adjacent residential areas which are adversely affected by the blighting influence of abandonment on Blue Hill Avenue. Rehabilitation of these buildings will secure and encourage the ongoing and proposed public and private investments in the area. In addition, rehabilitation of these buildings which are so visible to those who live in and drive through the area will be a significant statement of commitment to revitalization.

II. DEMOGRAPHIC AND PHYSICAL CHARACTERISTICS

A. Demographic Characteristics

The following data is for census tracts 924 and 1003. This area is larger than the NSA, and includes a major public housing project not included in the NSA.

Racial Composition

| | |
|-------|------|
| White | 15% |
| Black | 84% |
| Other | 1% |
| Total | 100% |

| <u>Age</u> | <u>Number</u> | <u>% Total</u> |
|------------------|---------------|----------------|
| 0-19 years | 3512 | 47% |
| 20-24 years | 684 | 9 |
| 24-44 years | 1961 | 26 |
| 45-64 years | 904 | 12 |
| 65+ years | <u>428</u> | <u>6</u> |
| Total Population | 7489 | 100% |

| <u>Family Income</u> | <u>% Total</u> |
|----------------------|----------------|
| \$ 0-5000 | 39% |
| \$ 5-10,000 | 35 |
| \$10-15,000 | 18 |
| \$15,000+ | 8 |
| | <u>100%</u> |

The high percentage of persons 0-19 years and with family incomes under \$5000 can be attributed to the family public housing project. The age and income distribution of the population within the NSA is closer to distributions for the City as a whole.

B. Physical Characteristics

The proposed NSA contains a strong residential neighborhood (McClellan-Bradshaw), comprised primarily of 1 to 4 unit owner-occupied structures, many of which are large, custom-built wood frame houses. These buildings are structurally sound, but in need of rehabilitation. Section V contains information about housing rehabilitation programs for this neighborhood.

The proposed NSA is near the Franklin Field public housing project. The Boston Housing Authority has applied for State Pilot Modernization funds for physical and management improvements to the project.

The proposed NSA is adjacent to the Franklin Field Tennis Center and Franklin Park, both attractive, much-used recreation areas. (The Tennis Center is privately owned.) Investments have been made, and will continue to be made to maintain and to upgrade these facilities.

The proposed NSA is adjacent to Boston State Hospital, a 150 acre area soon to be declared surplus by the State. State and City officials are working together to develop plans for reuse of this land which has great potential for a variety of uses providing a major opportunity for this part of the City.

The following housing statistics are for the Target Investment Area and the Neighborhood Strategy Area.*

| | <u>Number</u> | <u>Percentage</u> |
|-----------------------------------|---------------|-------------------|
| Total Number of Units | 1866 | |
| Units in single family structures | | 4% |
| Units in 2-4 unit structures | | 61% |
| Units in 5+ unit structures | | 35% |
| Number of units Owner-Occupied | 316 | 17% |

The single family homes and many of the 2-4 unit structures are owner-occupied.

The NSA contains primarily 1-4 unit structures. Recent surveys by the Office of Housing indicate that there are approximately 122 residential structures in the NSA.

* 1970 Census data for census tracts 924 and 1003. This data is for an area which is larger than the NSA, and which includes public housing. The housing stock in the NSA is predominantly 1-4 unit structures.

III. CONFORMANCE WITH SITE AND NEIGHBORHOOD STANDARDS: ENVIRONMENTAL STANDARDS. FEASIBILITY OF REHABILITATION

A. Adequate Streets and Utilities

The utilities servicing the sites have been determined adequate for residential use. The City's water and sewer systems are more than ample for domestic flow. For both sanitary and storm drainage the minimum pipe diameter is 10". Private utility companies supply electricity and gas. Boston Edison provides 120 amp service on a regular basis and 220 service upon request. Street reconstruction, including sidewalks and new street lighting have been a high priority within the City's Capital Improvement Program over the last eight years. Future commitments are outlined in Section IV.

B. Compliance with Fair Housing Laws and Procedures

All proposed rehabilitation sites are suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.

C. Promotion of Greater Choice of Housing Opportunities

Although there is a seemingly high proportion of subsidized housing within the Franklin Field area, there is a need and demand for such housing. As indicated in our Housing Assistance Plan, there is a substantial amount of rehabilitation needed within these neighborhoods for which the financing could not be obtained without the leveraging mechanism provided by a Section 8 commitment. It is believed that the provision of safe and sanitary assisted housing units will afford moderate and low income people the opportunity for decent housing.

D. Environmental Conditions

The proposed sites are determined to be free from serious adverse environmental conditions as evidenced by the following:

- It is not anticipated that any of the proposed rehabilitation sites will produce any increases in the types or quantities of air emissions.
- The sites will not require any changes in transportation patterns.
- The sites will utilize existing water and sewer systems (this should not affect the capacity of the systems).
- With the exception of construction debris, there will not be an increase in solid wastes produced by the proposed sites not its primary users.

- Except for the rehabilitation period, the noise level will not be affected. In addition, the noise and dust impact from the rehabilitation activities will be controlled through compliance with the applicable regulations of the Boston Air Pollution Control Commission.
- Any sites determined to be within the National Register of Historic Places and/or any site potentially eligible for the Register will be handled according to the special regulations governing such properties.

In general, there is expected to be a substantial beneficial impact of the proposed rehabilitation sites within the respective and immediate neighborhoods in terms of physical, social and aesthetic amenities.

E. Consistency with Housing Assistance Plan

The target neighborhood is within the general locations specified for assisted housing in the approved HAP. All sites comply with applicable conditions in the HUD-approved HAP for Boston.

F. Access to Services, Employment

There is easy access to services located in the Franklin Field area. (See map.) The site is adjacent to the Harvard Health Center, the Lena Park Community Center, the Franklin Field Little City Hall. There are shopping areas nearby in Mattapan Square and Grove Hall. The site is in the midst of recreation facilities.

There is easy access to employment via public transportation and major arterials.

G. Access to Transportation

There are bus routes along Blue Hill Avenue, Talbot Avenue, Morton Street, and Seaver Street which connect to the subway system (see map) leading into the downtown and out to suburban areas.

In addition, Blue Hill and Talbot Avenues, and Seaver and Morton Street are major arterials which provide access to areas of employment and services in the greater Boston area.

H. Relocation

The buildings proposed for the NSA Section 8 units are vacant. Therefore, there is no need for relocation.

I. Flood Hazard Area

The site is not within a flood hazard area.

J. Feasibility of Rehabilitation in the Area

Given the assistance available under the City's Community Development Block Grant Program, rehabilitation of structures is feasible. Property owners have indicated their desire to participate in housing rehabilitation programs. Those who were unable, for financial reasons, to participate in the Housing Improvement Program, will be able to afford a low-interest loan under the Interest Reduction Program. (See Section V for more information). Banks have already indicated their willingness to work with the City and to provide financing under the Interest Reduction Program.

IV. NEIGHBORHOOD REVITALIZATION PLAN

The following is a summary of the revitalization plans for the Franklin Field NSA.

A. Past Neighborhood Improvements

Over the past five years, the City has made several major capital investments in Franklin Field.

| | |
|--|----------------|
| Construction of the Lee Community School | \$8,000,000 |
| Reconstruction of playfields in Franklin Field | 525,000 |
| Construction of new fire station | <u>750,000</u> |
| Total | \$9,275,000 |

In addition, the City funds social service, recreation, and adult education programs at the Lee School.

The City has allocated community development funds to capital improvements at the Franklin Field and Franklin Hill housing projects. Vacancy crews restored more than 100 vacant apartments in the Franklin Field development. Both the Franklin Field elderly housing development and the Franklin Hill family development received funding for capital improvements totaling \$275,000.

Past private investment in the Franklin Field Tennis Center includes:

| <u>Activity</u> | <u>Funds</u> |
|---|------------------|
| Refinish outdoor courts | \$ 50,000 |
| Construction of Tennis Field House with 4 interior courts | \$350,000 |
| Exterior parking | \$ 10,000 |
| Construction of additional Field House with 4 interior courts | <u>\$200,000</u> |
| Total | \$610,000 |

B. Current Investment Program

1. Capital Improvements

The community development activities planned for the area just north of the Franklin Field Tennis Center include installation of high intensity street lighting, street repair and reconstruction, and sidewalk improvement. To reduce fear of crime, an intensive street lighting project will be undertaken in the target areas along with other capital improvements.

Also, warning signal lights and bumps will be added to Glenway Street to not only control traffic flow and cut down on accidents, but also to slow traffic traveling through this quiet residential neighborhood.

CAPITAL IMPROVEMENTS

New Street Lighting

| | |
|---|------------------|
| Harvard Street | \$162,000 |
| Bernard Street | 126,000 |
| McClellan Street | 108,000 |
| Kingsdale Street (Wales-Bernard) | 72,000 |
| Glenway Street (Bradshaw-Harvard) | 90,000 |
| Street Reconstruction, Abbott Street | 60,000 |
| Sidewalk Reconstruction, Nightingale St. (Wales-Bernard) | 24,000 |
| Signalization and Bumps, Glenway Street | 60,000 |
| Skimcoat, Old Road | 4,800 |
| | <u>\$706,800</u> |

2. Vacant Properties Program

The City's boarding and demolition program, and its Victory Garden and Open Space Management Programs will be focused on the NSA.

| | |
|-------------------------|------------------|
| Open Space Management | \$ 60,000 |
| Victory Garden | 10,000 |
| Demolition and Boarding | 208,500* |
| | <u>\$278,500</u> |

Under the Victory Garden Program, community groups are given a physically-improved plot of City-owned land for gardening. Plots are selected by the community, the BRA neighborhood planner, and the Little City Hall manager based on site and location.

Under the Open Space Management Program, large tracts of private and City-owned vacant lots are improved and maintained. This minimizes the blighting influence of the lots, and reduces environmental and safety hazards. The City maintains the land while working with residents, banks, and developers to plan appropriate new uses for the tracts.

* For the entire Franklin Field area.

3. Franklin Park Zoo

The State will break ground this summer on a \$32 million program for the Franklin Park Zoo. The City has received a \$400,000 Bureau of Outdoor Recreation grant for improvements to the Park's Scarboro Pond area. \$165,000 of City capital budget funds will be used to improve the clubhouse. Last year, the City spent \$700,000 in CETA funds for various reclamation projects in the Park area. And the City is seeking State Highway funds to improve interior roads.

4. Transportation

The City has completed detailed Urban Systems Engineering plans on Blue Hill Avenue from Grove Hall to Talbot Avenue. Improvement of this section of the corridor is a priority for Urban Systems funds, and may entail up to \$4 million in construction costs.

The MBTA is entering the draft EIS stage for a new public transportation system for the Roxbury area. Included in the various options under analysis is a new light rail transit system or busway for Blue Hill Avenue and the maintenance of branched Orange Line Service at Dudley Terminal is a major City priority.

FRANKLIN FIELD
PAST PUBLIC INVESTMENTS*

| | <u>1975</u> | <u>1976</u> | <u>1977 Projected</u> |
|------------------------------------|-------------------------|-----------------------|-----------------------|
| <u>DEMOLITION</u> | | | |
| Total Structures Demolished | 50 | 85 | 66 |
| Total Cost | \$11,696 | \$260,585 | \$191,400 |
| <u>OPEN SPACE MANAGEMENT</u> | | | |
| CDBG | | | \$100,000 |
| CETA (total program allocation) | | | \$530,000 |
| (job training program) | | | (50 slots) |
| <u>VACANT LOTS PROGRAM</u> | | | |
| Victory Gardens | | | |
| Total Number | | 1 | |
| Total Cost | | \$ 13,000 | |
| <u>REVIVAL</u> | | | |
| Total Number | | 1 | |
| Total Cost | | \$ 1,300 | |
| <u>PUBLIC HOUSING</u> | | | |
| Franklin Hill | \$180,000 | | \$137,500 |
| | (Federal Modernization) | | |
| Franklin Field | | \$153,000 | \$137,500 |
| | | (State Modernization) | |
| <u>SPECIAL</u> | | | |
| Lena Park - Homesteading | | | \$100,000 |
| <u>HEALTH</u> | | | |
| | \$226,511 | \$ 90,000 | \$ 90,000 |
| Charles Drew | | | |
| Harvard Street | | | |
| <u>COMMERCIAL AREA INVESTMENTS</u> | | | |
| Footpatrol | | | \$ 48,000 |
| **Business District Specialist | | \$ 31,000 | \$ 7,000 |
| Lighting/Capital Improvement | | | |

* Community development funds, unless specified.

** Business Specialist is shared for Mattapan/Franklin Field.

SOCIAL SERVICE AGENCIESFRANKLIN FIELDNAME OF ORGANIZATIONLena Park Community
Development Corp.Harvard Community
Health CenterCharles Drew
Family Life
CenterADDRESS150 American Legion
Highway, Dorchester,
02124395 Blue Hill Ave.
Dorchester, 02124632 Blue Hill Ave.
Dorchester,
02121SERVICES OFFERED

- child care
- exercise, recreation
- drug program
- mental health
- health care
- housing counseling
- after school

- health care
- social service

- health care
- social service
- mental health
- dental care
- speech, hearing
and language
- hematology
- urine analysis
- lab testing

CURRENT INVESTMENTS

| <u>Activity</u> | <u>Source</u> | <u>Time-Table 79-83</u> | <u>Funds Available 78-79</u> |
|--|---------------|-----------------------------|----------------------------------|
| I. <u>OPEN SPACE</u> | | | |
| Open Space Management* | CDBG | each year | \$ 60,000* |
| II. <u>HOUSING</u> | | | |
| HIP* | CDBG | each year | \$ 280,000 |
| Franklin Hill Public Housing | CDBG | 78-79 | \$ 30,500 |
| Franklin Field Public Housing | CDBG | 78-79 | \$ 165,000 |
| Franklin Field Elderly Housing | CDBG | 78-79 | \$ 40,000 |
| Lena Park Homesteading | CDBG | 78-79 | \$ 127,000* |
| Interest Reduction Project* | CDBG | 78-79 | \$ 100,000* |
| Demolition & Boarding* | CDBG | each year | \$ 208,500 |
| III. <u>NEIGHBORHOOD IMPROVEMENTS*</u> (streets & sidewalk) | CDBG/CB | each year | \$ 148,000* |
| IV. <u>HUMAN SERVICES</u> | | | |
| Area II Home Care | CDBG | 78-79 | -\$ 20,000 |
| Senior Shuttle | CDBG | 78-79 | -\$ 17,000 |
| V. <u>BUSINESS DISTRICTS</u> | | | |
| BHAC/OPD Planner | CDBG | 78-79 | \$ 14,000 |
| Security Patrol | CDBG | 78-79 | \$ 27,000 |
| IV. <u>CONCENTRATED INVESTMENT AREA</u> | | | |
| -Lena Park Housing Renovation Project | CDBG | 78-79 | \$ 127,000 |
| -Interest Reduction Incentive Project | CDBG | 78-79 | \$ 100,000 |
| -Open Space Management | CDBG | 78-79 | \$ 60,000 |

* Located in the Target Investment Area

| <u>Activity</u> | <u>Source</u> | <u>Time-Table 79-83</u> | <u>Funds Available 78-79</u> |
|--------------------------|-----------------------------|-----------------------------|----------------------------------|
| IV. (continued) | | | |
| -Victory Garden | CDBG | 78-79 | \$ 10,000 |
| -New street lighting | City | 78-79 | \$ 558,000 |
| -Street Reconstruction | City | 78-79 | \$ 60,000 |
| -Sidewalk Reconstruction | City | 78-79 | \$ 29,000 |
| -Signalization | City | 78-79 | \$ 64,800 |
| VI. <u>GENERAL</u> | | | |
| -Urban systems | U.S. D.O.T. | | |
| -Franklin Park Zoo | State Regional & private | | \$32,000,000 |
| -B.O.R. (Franklin Park) | B.O.R. | | \$ 400,000 |

V. HOUSING REVITALIZATION PLAN

A. Housing Rehabilitation

The Housing Improvement Program operates in the entire Franklin Field area, providing 20%, 40%, and 50% rebates for low and moderate income homeowners. The focus of the housing rehabilitation programs is on the McClellan-Bradshaw and Lena Park Homesteading areas. The pilot Home Improvement Loan-Interest Reduction Program will be operating in McClellan-Bradshaw; and the Homesteading Program will continue in the Lena Park area.

1. Interest Reduction Program

\$100,000 has been allocated under the community development program for a pilot Interest Reduction Program. The purpose is to provide rehabilitation incentives and assistance to owner-occupants who have applied to participate in the Housing Improvement Program but have been unable to afford the cost of repairs given the modest level of subsidy.

As stated above, the McClellan-Bradshaw area is characterized by large, custom-built, structurally sound wood frame houses, many of which are owner-occupied.

It is anticipated that approximately 20 structures will be rehabilitated under this program during its first year of operation. It is projected that the program will continue to operate as long as there is demand for low-interest home improvement loans (3-5 years). Up to 100 structures may be rehabilitated under this program over a 5-year period.

2. Homesteading

The Homestead Program began in 1976 under the community development program. The purposes of the program are to utilize abandoned, salvageable housing and to provide new homeownership opportunities. The Lena Park Community Center provides housing counseling, in addition to the Homestead Program.

A total of 16 properties will be rehabilitated and sold to Homesteaders over the next two years.

3. Housing Improvement Program

The Housing Improvement Program has been operating in Franklin Field, providing 20%, 40%, and 50% loans to eligible homeowners. Below is a summary of activity to date.

MC-CLELLAN - BRADSHAW, HOMESTEAD AREA

| <u>FRANKLIN FIELD</u> | <u>MC-CLELLAN - BRADSHAW</u> | <u>HOMESTEAD AREA</u> |
|-----------------------|------------------------------|-----------------------|
| Active cases | 407 | 24 |
| Expected to Complete | | 15 |
| Completed Cases | 210 | 11 |
| | | 8 |

| | | | |
|-----------------------------|---------|---------|---------|
| | | | 15 |
| TOTAL | 617 | 35 | 23 |
| % Eligible Structures | 23% | | |
| Total # Eligible Structures | 2,650 | | |
| Avg. Cost of Repairs | \$4,800 | \$5,000 | \$7,300 |

Over the past three years, 58 cases have been (or will soon be) completed in the McClellan-Bradshaw and Homestead areas. Future participation is expected to increase for several reasons:

1. During the first year of the program, only the 20% rebate was available. Many homeowners could not afford to participate in the program.
2. The 40% rebate for certain repairs was added to the program in the second year, but the program was not well publicized and, hence, many eligible owner-occupants did not know about the program.
3. The income limits for eligibility will be "tightened up" in future years, to target funds to lower-income homeowners.
4. Homeowners will be more willing to improve their property in the future, because of the additional public and private investments being made in the target area.

Thus, the City projects that 25 structures will be rehabilitated each year over the next 5 years, or a total of 125 structures. The average cost of repairs is expected to remain at approximately \$5000- \$7300.

MC-CLELLAN - BRADSHAW: FIVE YEAR PROJECTION

| | |
|--------------------------|------------|
| HIP | 75 |
| Interest Reduction | <u>80</u> |
| Total Structures Rehabed | <u>155</u> |

LENA PARK HOMESTEAD AREA: FIVE YEAR PROJECTION

| | |
|--------------------------|-----------|
| HIP | 50 |
| Homesteading | <u>16</u> |
| Total Structures Rehabed | <u>66</u> |

A. Public Housing

Community development funds have been earmarked for the Franklin Field Housing Projects.

Franklin Hill Public Housing

Interior security, doors, refill
spray pool, tot lot

\$ 30,500

| | |
|--|---------------|
| Franklin Field Public Housing Landscaping and Tot Lots | 165,000 |
| Franklin Field Elderly Housing Brick Wall along Westview Street | <u>40,000</u> |
| | \$235,500 |

In addition, special State Pilot Modernization funds are being sought for the Franklin Field Housing Project.

The goal of the proposed State Pilot Project Program is to make the Franklin Field development a safe, sanitary and decent living environment for all current and future residents. Components of the Pilot Program include:

1. Security
2. Minor renovation program
3. Exterior building and site improvements
4. Recreation and social services
5. Tenant management

BUILDING CONDITIONS SURVEY

The office of Housing conducted a building conditions survey in May 1978, to evaluate the condition of all residential structures within the Neighborhood Strategy Area. Results are summarized below:

| <u>CONDITION</u> | <u>RESIDENTIAL STRUCTURES</u> |
|---|-------------------------------|
| Excellent Condition Avg. \$500/Unit repair | 21 |
| Good Condition Avg. \$2000/unit repairs | 56 |
| Fair Condition Avg. \$5000/unit repairs | 35 |
| Poor Condition Avg. \$8000/unit repairs | 7 |
| Demolition | <u>3</u> |
| | 122 |

Excellent Condition: These structures need minimal or no repairs. Some of these buildings have recently been rehabilitated under the Housing Improvement Program.

Good Condition: These structures are in need of minor repairs, possibly one major repair. For example, the structure may need some carpentry work, painting, or updated electrical system. Eligible owner-occupants may receive 20%, 40%, and 50% rebates for improvements made to these structures. Close to 50% of the housing stock is within this category.

Fair Condition: These buildings are in need of several repairs of a major or minor nature, such as roof and porch repair or painting. It is anticipated that owners will receive assistance under the pilot Interest Reduction Program to bring these buildings up to code.

Poor Condition: These buildings need major repairs, and in some cases, gut rehabilitation. Structures proposed for substantial rehabilitation under the Neighborhood Strategy Areas Program fall into this category.

Demolition: Unsafe buildings will be demolished.

MARKET VALUES

According to the Boston Redevelopment Authority Research Department analysis of recorded sales transactions in 1975, the average market values for homes in the Franklin Field area were:

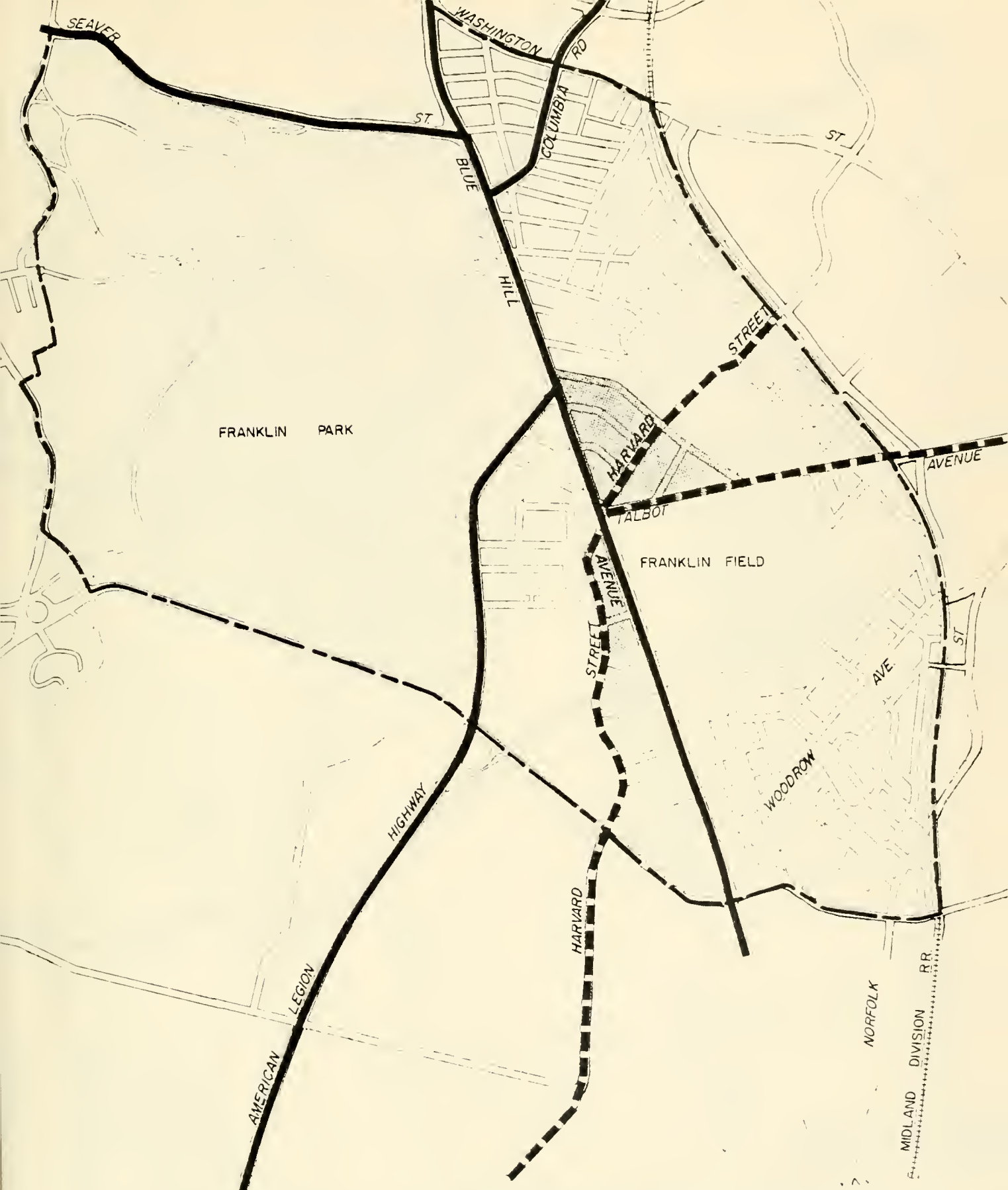
| | <u>1-family</u> | <u>2-family</u> | <u>3-family</u> |
|-------|-----------------|-----------------|-----------------|
| NSA: | \$15,000 | \$11,900 | \$12,900 |
| CITY: | 24,805 | 23,937 | 20,267 |

RENT LEVELS

According to realtors in the area who rent units in the 1 to 4 unit housing stock, rentals range from \$140 to \$160 for a two bedroom (five room) apartment. Rent does not include heat.

The City has been working closely with the Blue Hill Avenue Commission in the development of the neighborhood strategy in general and the NSA Program in particular. Both the City and the Commission have held meetings in Franklin Field concerning the City's neighborhood improvement program.

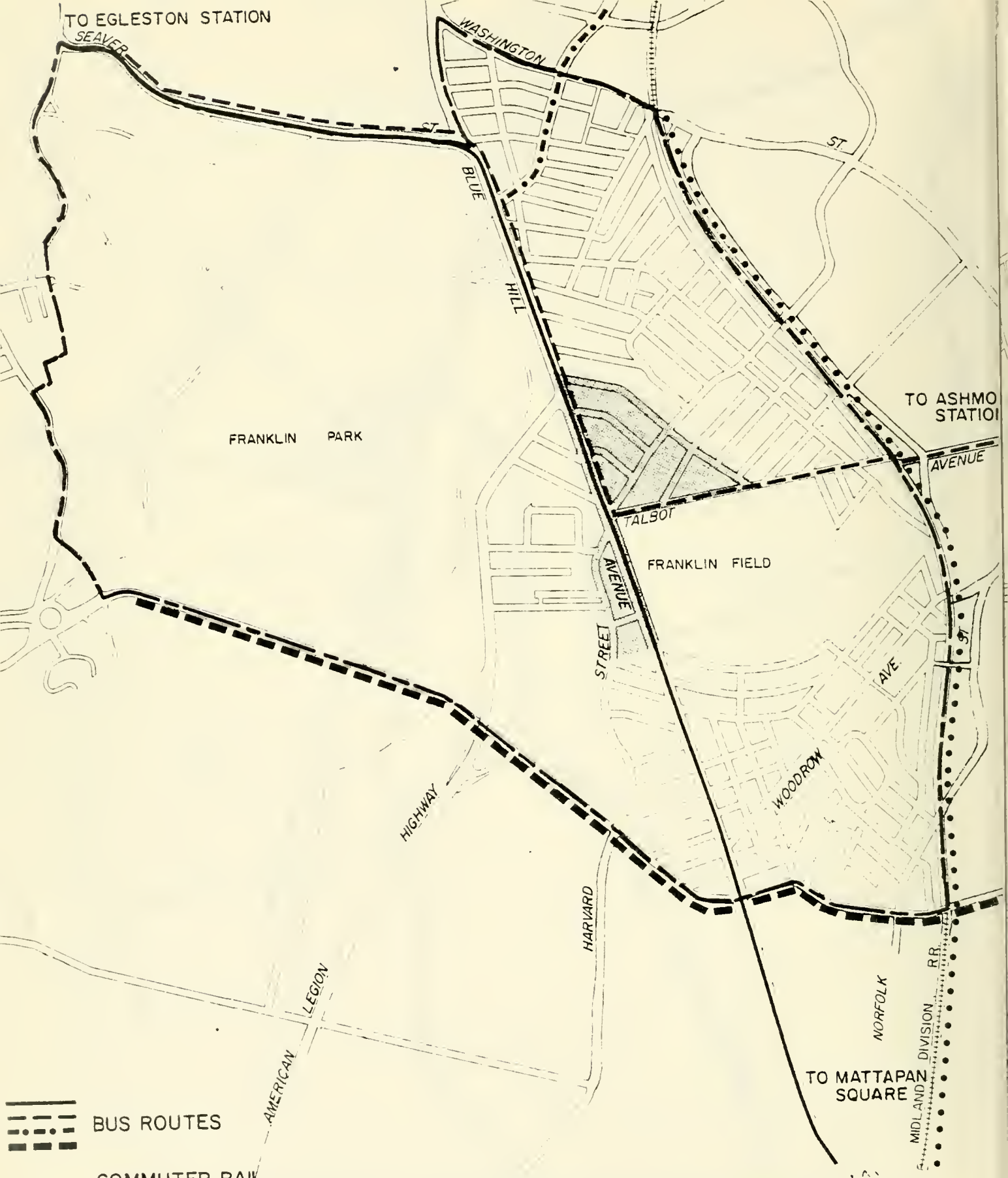
The Commission will continue to be involved during the implementation phase of the Neighborhood Strategy and the Section 8 Program. The Housing Committee of the Commission will work closely with City housing staff in carrying out neighborhood revitalization.



MAJOR THOROUGHFARE

FRANKLIN FIELD

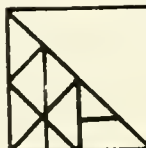
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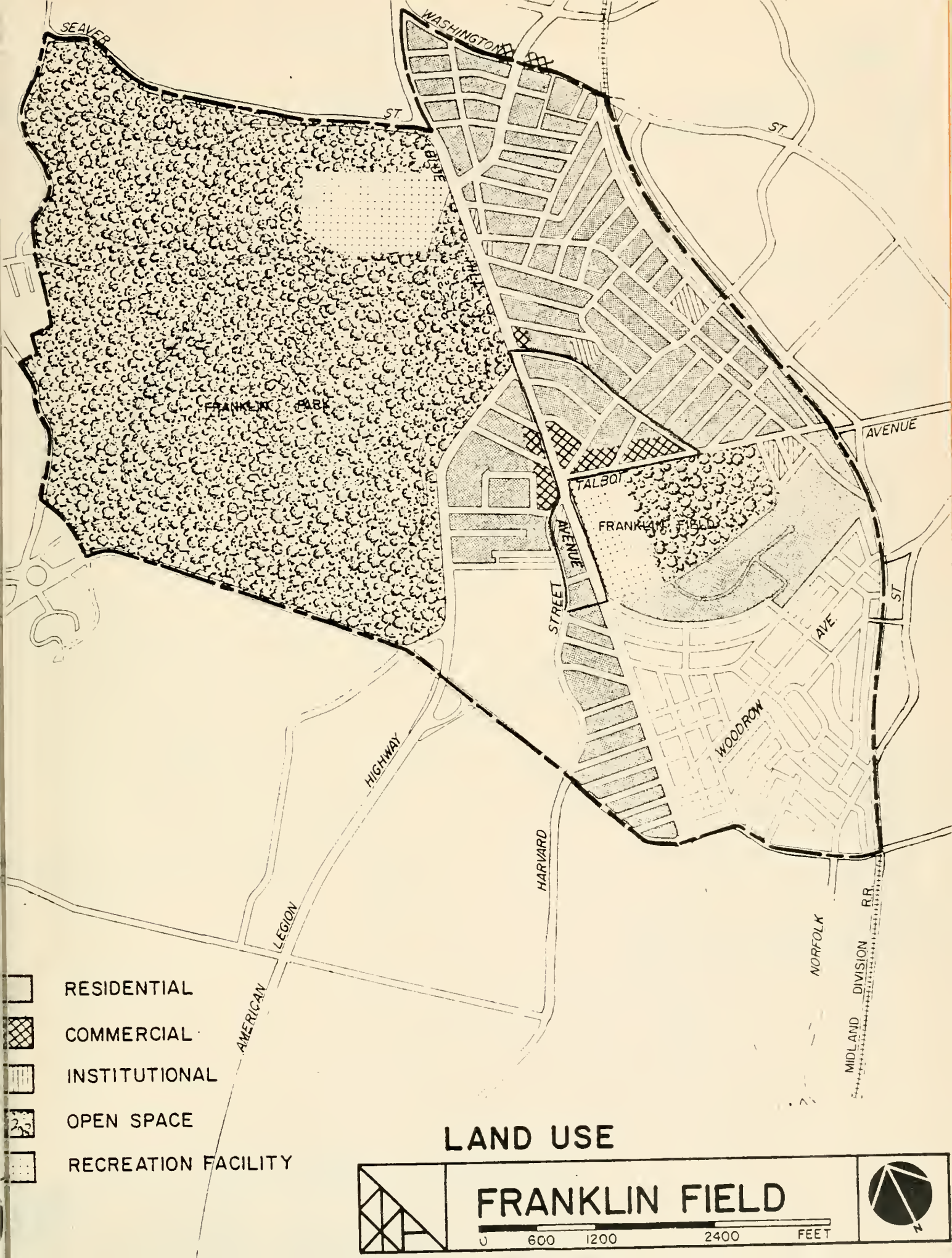


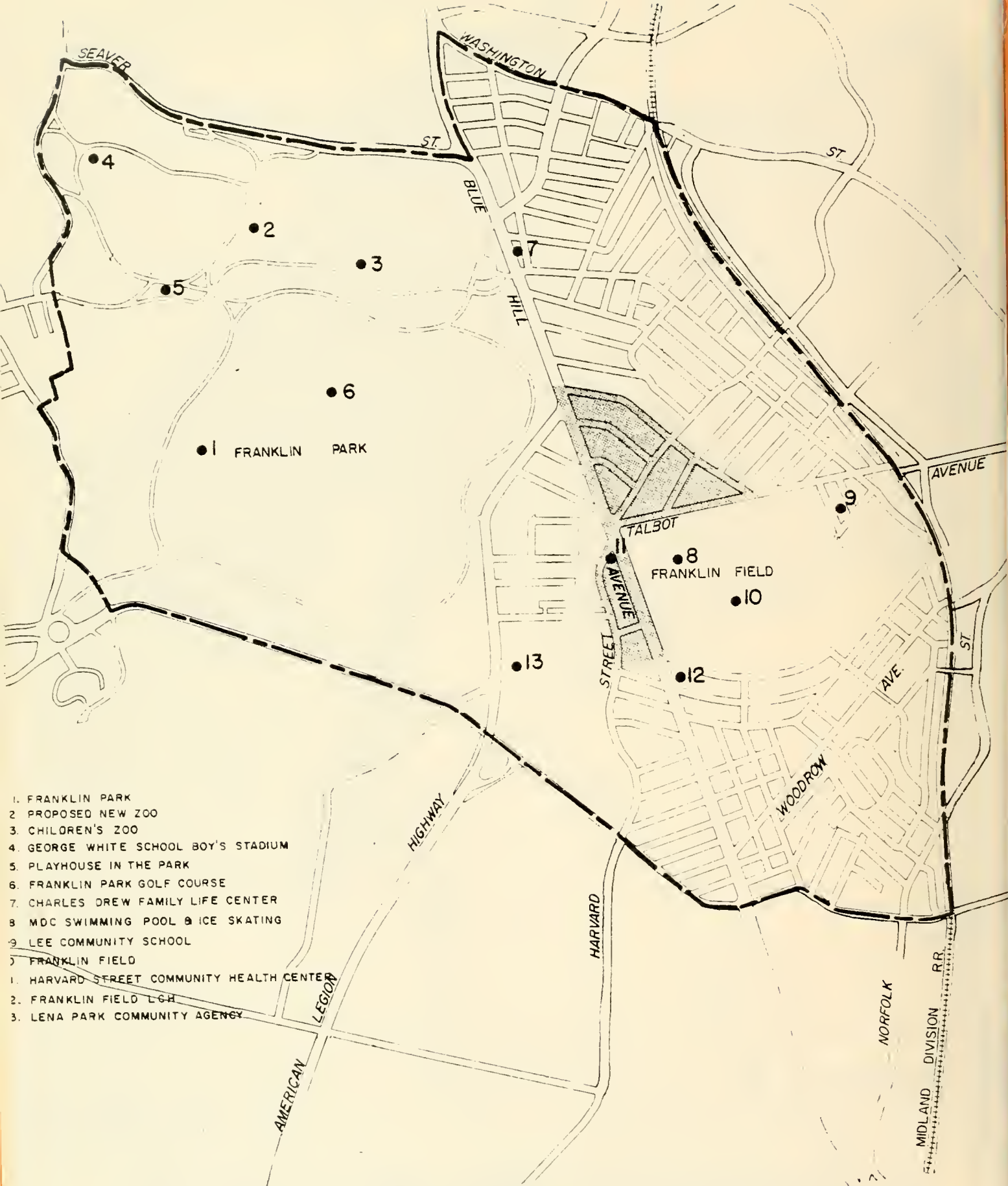
PUBLIC TRANSPORTATION

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COMMUNITY SERVICES

FRANKLIN FIELD

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